076.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,082,600 / 1,082,600
					USE VALUE:	1,082,600 / 1,082,600
					ASSESSED:	1,082,600 / 1,082,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PATRICK TYLER &
Owner 2:	DIMOLA MEREDITH
Owner 3:	
Street 1:	47 CROSBY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RJJJ LLC -
Owner 2:	-
Street 1:	296 FULTON STREET
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 9,298 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2721 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9298.000	593,000	300	489,300	1,082,600
Total Card	0.213	593,000	300	489,300	1,082,600
Total Parcel	0.213	593,000	300	489,300	1,082,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.87 | /Parcel: 397.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 48102
GIS Ref:
GIS Ref:
Insp Date: 05/12/14

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	593,000	300	9,298.	489,300	1,082,600	1,082,600	Year End Roll	12/18/2019
2019	101	FV	436,800	300	9,298.	454,300	891,400	891,400	Year End Roll	1/3/2019
2018	101	FV	436,800	300	9,298.	454,300	891,400	891,400	Year End Roll	12/20/2017
2017	101	FV	436,800	300	9,298.	398,400	835,500	835,500	Year End Roll	1/3/2017
2016	101	FV	436,800	300	9,298.	363,400	800,500	800,500	Year End	1/4/2016
2015	101	FV	419,600	300	9,298.	321,500	741,400	741,400	Year End Roll	12/11/2014
2014	101	FV	156,500	300	9,298.	304,000	460,800	460,800	Year End Roll	12/16/2013
2013	101	FV	156,500	300	9,298.	289,400	446,200	446,200		12/13/2012

!6335!

PRINT

Date	Time
12/10/20	21:07:33

LAST REV

Date	Time
06/28/18	11:17:38

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6335

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJ LLC,	63626-210		5/16/2014		762,500	No	No		
ENRIGHT EDWARD	62561-504		8/30/2013	Change>Sale	446,000	No	No		EDWARD JOSEPH ENRIGHT D.O.D. 3/23/2013.
	8110-515		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2018	758	Inter Fi	125,000					kitch & bath reno
12/9/2014	1688	Manual	2,152					Air sealing and in
12/9/2013	1786	Heat App	9,000	C				
11/18/2013	1698	Addition	260,000	C				
2/8/2002	78	Siding	8,000	C				VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2015	SQ Returned	MM	Mary M
5/12/2014	Measured	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
2/6/2014	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	189	PATRIOT
2/3/2003	External Ins	PM	Peter M
11/22/1999	Inspected	267	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9298		Sq. Ft.	Site		0	70.	0.75	12									489,258						489,300	

Total AC/HA: 0.21345 | Total SF/SM: 9298 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 489,258 | Spl Credit | Total: 489,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12148631
Const Adj.:	0.99989998
Adj $ / SQ:	140.172
Other Features:	129000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621622
Depreciation:	28595
Depreciated Total:	593027

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 6		Baths: 3					HB 1		

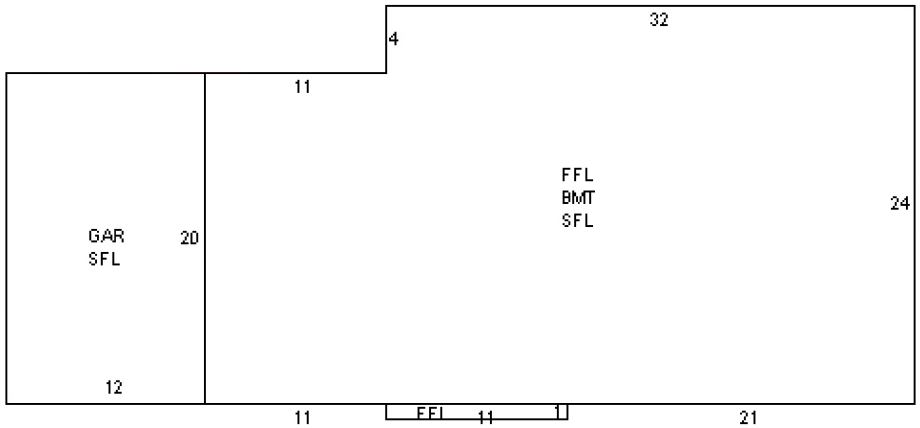
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	6	
Totals			
1	9	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.61
Special Features:	0	Val/Su Net:	171.64
Final Total:	593000	Val/Su SzAd	266.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,228	140.170	172,131
FFL	First Floor	999	140.170	140,032
BMT	Basement	988	67.280	66,475
GAR	Garage	240	25.410	6,099

Net Sketched Area:	3,455			Total:	384,737
Size Ad	2227	Gross Are	3455	FinArea	2721

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10 x 10	A	FR	1956	6.00	T	51	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300